



## **SPACE MEASUREMENT STANDARDS**

The following standard describes the requirements to be followed when undertaking space measurements. In reconciling design to program, all areas as defined as "Gross Measured Area", shall be accounted for. This includes occupiable and non-occupiable areas that encompasses, but are not necessarily limited to; mechanical rooms, duct chases, electrical closets, etc.

### **Recognized Standards**

The only acceptable method for measuring floor areas is the method described in the American National Standards Institute, Inc. (ANSI) standard Z76.1-1996, created by the Building Owners and Managers Association International (BOMA) and available in their publication Standard Method for Measuring Floor Area in Office Buildings. Hereinafter referred to as the BOMA Standard.

For architectural programming purposes, measurement of floor areas shall adhere to the BOMA standard and shall also be subject to the supplementary definitions and qualifications, which follow.

### **General Guidelines**

No terms shall be used in place of those defined in either this document or in the BOMA standard or in this document.

When necessary, additional terms may be used, but these must be explicitly defined in relation to the BOMA standard. Under no circumstances shall such additional terms be employed if such use has the potential to adversely affect the accuracy or reliability of the BOMA standard. For example, the term "square footage" shall not be used in place of more specific terms such as "rentable square footage" or "usable square footage" as defined in the BOMA standard.

Wherever suitable, floor area figures related to leasing shall be provided in the Global Summary of Areas format, described in the BOMA standard.

Where it is necessary to employ conversion factors (such as grossing factors) in the calculation of areas, the source or derivation of said conversion factors shall be provided along with the figures calculated.

### **Definitions**

In order to employ the BOMA standard for architectural programming purposes, it has been necessary to provide additional clarification of the BOMA definitions as well as provide supplementary definitions. This additional material is underlined in the following section.

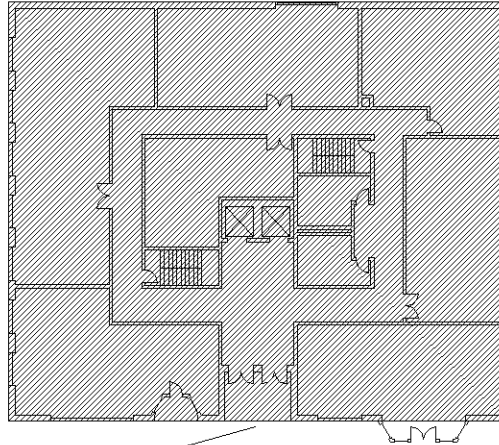
All other material in the following section consists of summaries based on Facility Services' interpretation of the BOMA standard. These are meant to supply a context for the supplementary material and are provided for general reference only; these summaries should not be considered a replacement for the BOMA standard.



## 1. Gross Building Area

Gross Building Area is the total constructed area of a building, measured to the exterior surface of permanent outer building walls, and includes all enclosed areas. This figure is used for leasing purposes when an entire building is leased to a single tenant. While this area is also commonly referred to as Construction Gross Area, this terminology shall not be employed.

Gross Building Area

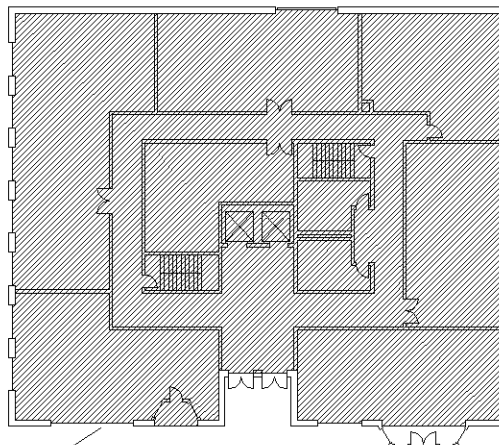


Gross Building Area

## 2. Gross Measured Area

Gross Measured Area is that area enclosed by the Dominant Portion, which is measured to the interior finished surfaces of exterior walls.

Gross Measured Area

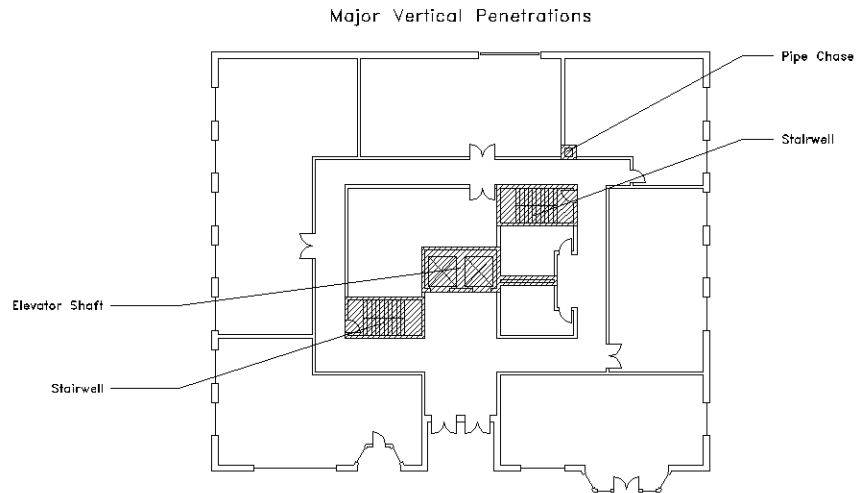


Dominant Portion



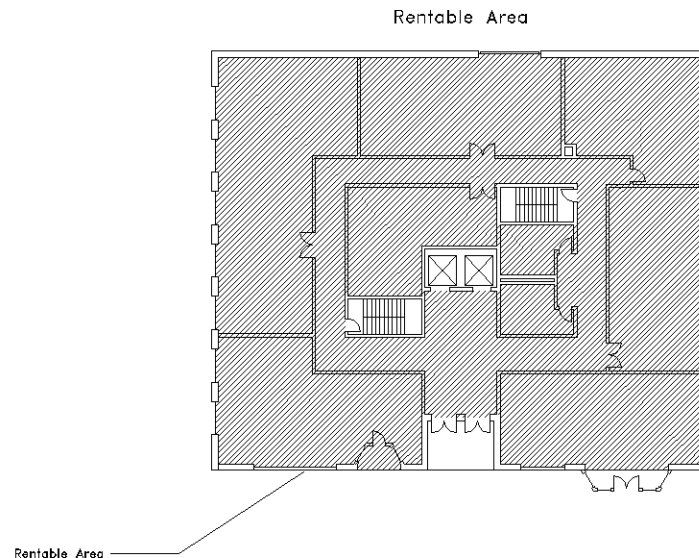
### 3. Major Vertical Penetrations

Major Vertical Penetrations include stairs, elevator shafts, flues, pipe shafts, ducts and the like, as well as their enclosing walls. Atria, lightwells, and other penetrations above the finished floor are included. Vertical penetrations built for the private use of a tenant shall not be included, nor shall be penetrations smaller than one square foot in area.



### 4. Rentable Area

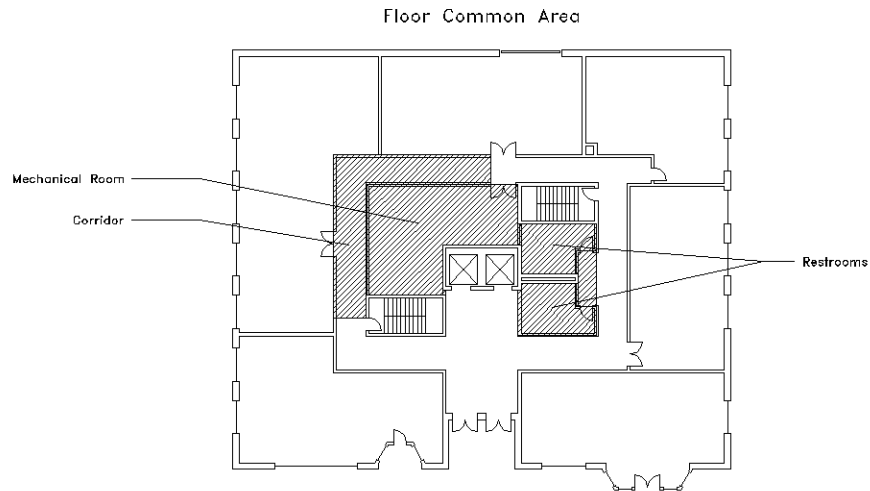
Rentable Area is equal to Gross Measured Area minus Major Vertical Penetrations. No deductions are made for columns or projections necessary to the building.





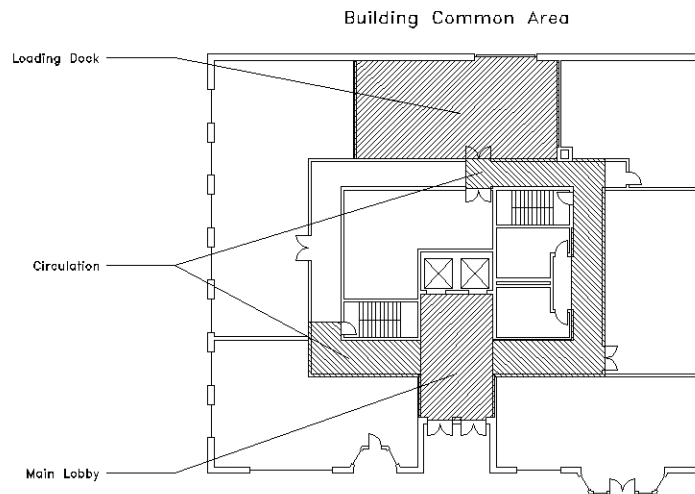
## 5. Floor Common Area

Floor Common Areas are those areas such as restrooms, janitorial closets, corridors, and mechanical spaces, which serve only the tenants of a particular floor.



## 6. Building Common Area

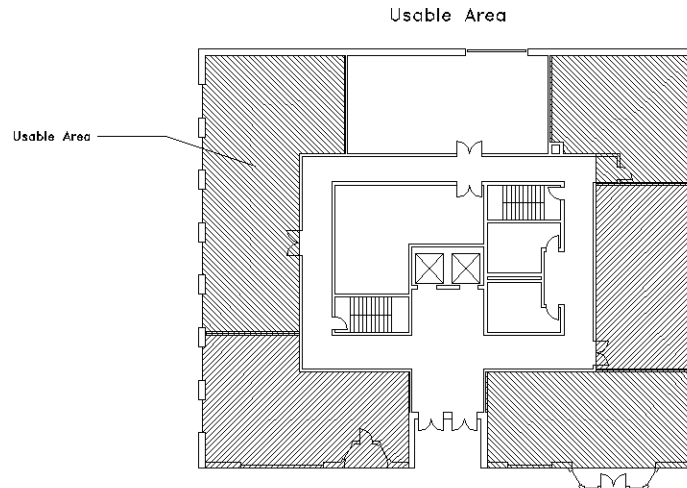
Building Common Areas are those areas in the building which provide services to all building tenants. These areas may include, but are not limited to, lobbies, conference rooms, mechanical rooms, equipment rooms, and mail rooms.





## 7. Usable Area

Usable Area is equal to Rentable Area minus Floor Common area and Building Common area.

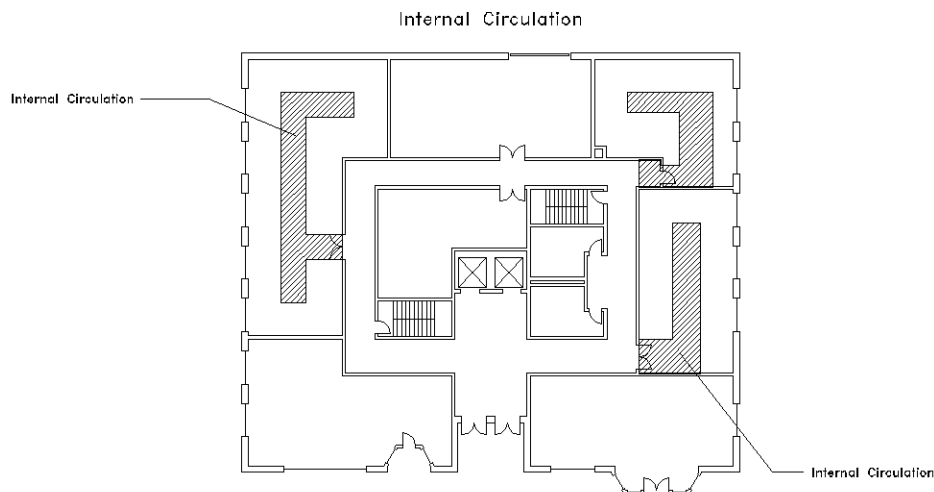


## 8. Rentable/Usable Ratio

A conversion factor that, when applied to the Usable Area of a building, gives the Rentable Area. This factor calculates the space required for Floor and Building Common Areas.

## 9. Internal Circulation

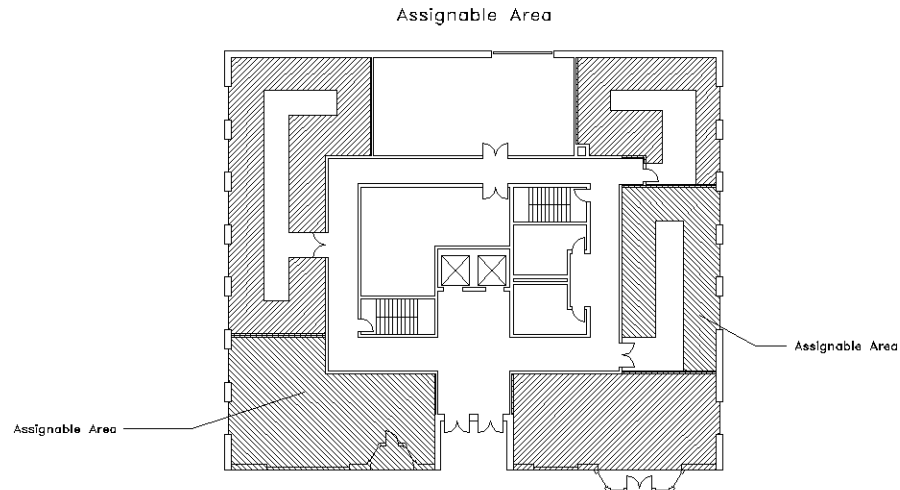
Internal Circulation is the portion of an Assignable Area necessary for circulation through the space.





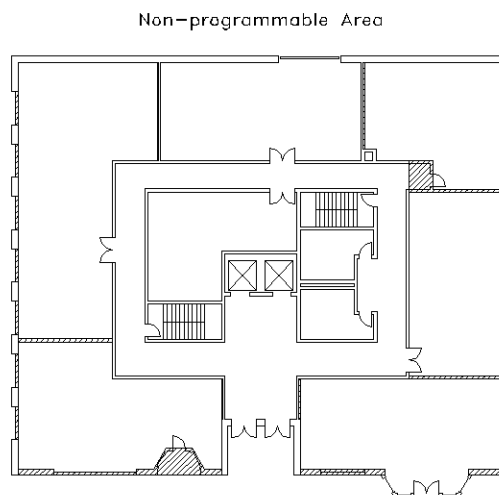
#### 10. Assignable Area

Assignable Area is the portion of Usable Area, excluding Internal Circulation, which can be assigned to a particular tenant.



#### 11. Non-Programmable Area

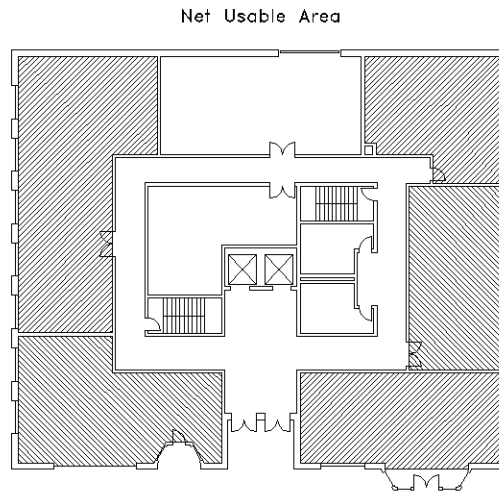
Non-programmable area consists of the portion of usable area which cannot be programmed for typical office uses, such as areas occupied by permanent structural or architectural elements or areas otherwise not occupiable by standard uses (i.e. window ledges).





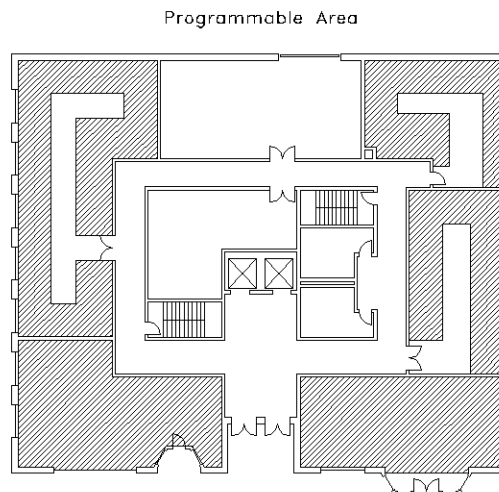
## 12. Net Usable Area

Net Usable Area consists of the portion of usable area, excluding areas occupied by permanent structural or architectural elements or areas otherwise not occupiable by standard uses (i.e. window ledges), which is occupied by people or specific functions and which includes internal circulation



## 13. Programmable Area

Programmable area consists of the portion of usable area, excluding permanent structural or architectural elements and internal circulation, which may be programmed for typical office uses - i.e. occupied by people or specific functions in the performance of department job duties.



## 14. Gross/Rentable Ratio

A conversion factor that, when applied to the Rentable Area of a building, gives the Gross Building Area. This factor calculates the space required for vertical penetrations and exterior walls.

**End of Appendix 1 - A**